



MAY WHETTER & GROSE

**55 MULBERRY GARDENS, ST AUSTELL, PL25 3FZ
OFFERS IN EXCESS OF £500,000**



****SHOW HOME OPEN - TWO REMAINING****ENJOYING STUNNING VIEWS OVER ST AUSTELL BAY FROM ITS REVERSE LIVING ACCOMMODATION ARE THESE IMPRESSIVELY SPACIOUS FAMILY RESIDENCES, WHICH ARE PART OF FOUR SIMILAR STYLED HOMES WITHIN THIS SELECT CUL DE SAC. FINISHED TO A PREMIUM LEVEL, WITHIN GENEROUS SIZED GARDENS, SITUATED IN MULBERRY GARDENS A SHORT DISTANCE TO THE WONDERFUL PICTURESQUE WALKING TRAILS AND THE BEAUTIFUL ST AUSTELL BAY BEACHES. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS SIZE, FINISH AND POSITION. SEE AGENTS NOTES EPC - TBC



Location



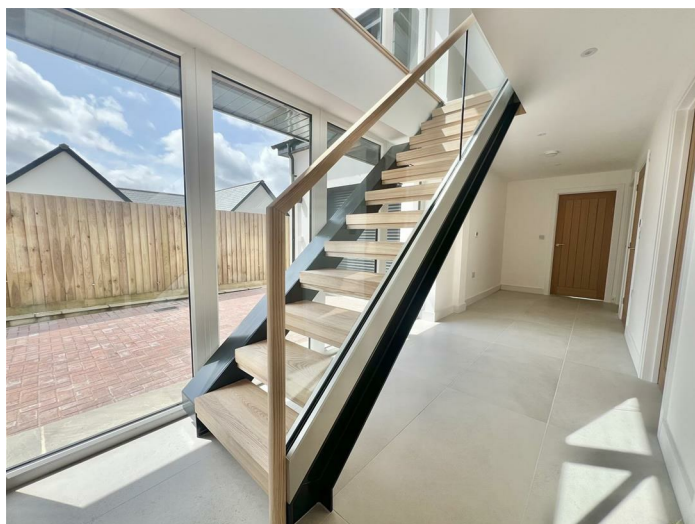
Mulberry Gardens is the perfect place to call home. Situated on the edge of St Austell, you'll enjoy explore its surroundings with easy reach of St Austell Bay's beaches, the Countryside clays trails which lead to one of the UK's most iconic tourist attractions, the Eden Project, perfect for a day out, all year round. Just outside of St Austell and within close proximity to Mulberry Gardens lies the picturesque and unspoilt harbour village of Charlestown. This charming historic Port boasts a selection of independent businesses including a wide selection of places to eat and drink and the perfect place to spot one of the magnificent tall ships that regularly visits, it is also the shooting location for both TV and film. Further along the beautiful coastline lies Pentewan Beach and its half a mile of golden sands. St Austell offers a great selection of local schools within close proximity of Mulberry Gardens, as well as a local hospital and a number of doctors surgeries. With great transport links, with Newquay Airport not far, the main railway line and the A391, it's easy to visit nearby towns like Fowey or further afield cities like Truro, Plymouth, Exeter and Bristol.

Directions

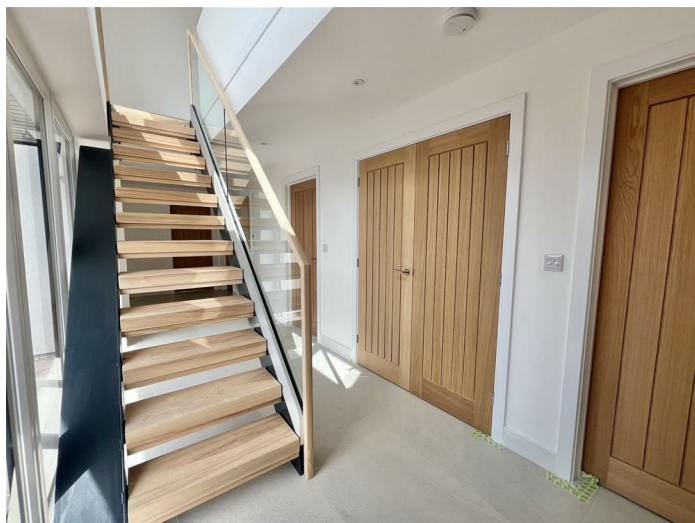
Turn up into Mulberry Gardens follow the road up to the top and the property will appear in a small select cul-de-sac on the right hand side.

Entrance Hall

26'9" x 29'1" incorporating stair case (8.16 x 8.87 incorporating stair case)



From the brick paved driveway an attractive covered impressive entrance with composite door with large glazed side panels opening into the elegant hallway. Doors to all living accommodation the ground floor and a stunning feature of open staircase with glass inserts to the first floor, plus beautiful tiled flooring. Set of doors into large walk in storage cupboard housing the underfloor heating controls and boiler.



Open Plan Living Accommodation

20'0" x 27'5" (6.12 x 8.37)



From this impressive open plan living area there are commanding views across St Austell and the surrounding coastline from the large feature glass gable window and further feature windows to the side. The feeling of space is further enhanced with the high vaulted ceiling. A fantastic social living area.



Wide open arch through to the kitchen/dining area, to the rear with further door into bedroom/office/playroom or cinema room.



Kitchen

20'5" x 18'0" (6.24 x 5.50)



The kitchen has been thoughtfully designed and includes High quality appliances fitted, with quartz worktops.

Bedroom/Study/Playroom/Cinema Room

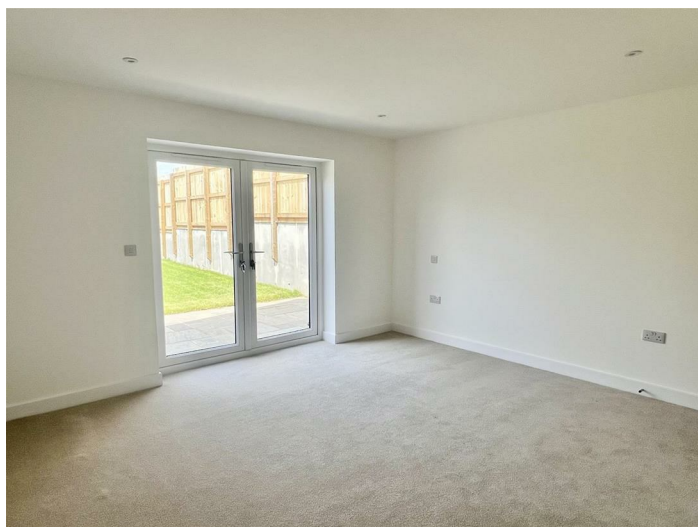
10'4" x 20'2" into dormer recess (3.15 x 6.15 into dormer recess)



With Dormer style window to the front enjoying the stunning views with opening ceiling window to the rear. The feeling of space is enhanced by the high vaulted ceiling from where you could create a mezzanine floor if desired.

Principal Bedroom

13'7" x 15'11" - approx at maximum points (4.15 x 4.86 - approx at maximum points)



Double doors out onto the rear garden.



En-Suite

4'9" x 6'7" (1.46 x 2.02)



Utility

11'10" x 6'1" (3.62 x 1.87)



With Door out to rear garden.

Family Bathroom

6'5" x 6'11" (1.96 x 2.11)



Supplied with tiled walls and flooring, and a premium white suite.

Bedroom

11'0" x 11'4" (3.37 x 3.46)



Bedroom

9'1" x 13'1" (2.79 x 4.00)



with en-suite.

En-Suite

6'7" x 6'0" (2.02 x 1.84)



Will be tiled, and with high end white suite white suite comprising WC, hand wash basin and bi-fold doors into shower.

Bedroom

9'1" x 10'6" (2.79 x 3.22)



Integral Garage

10'5" x 20'0" approx (3.18 x 6.11 approx)



Electric roller door opens to a good sized garage with door through to the utility and ground floor accommodation

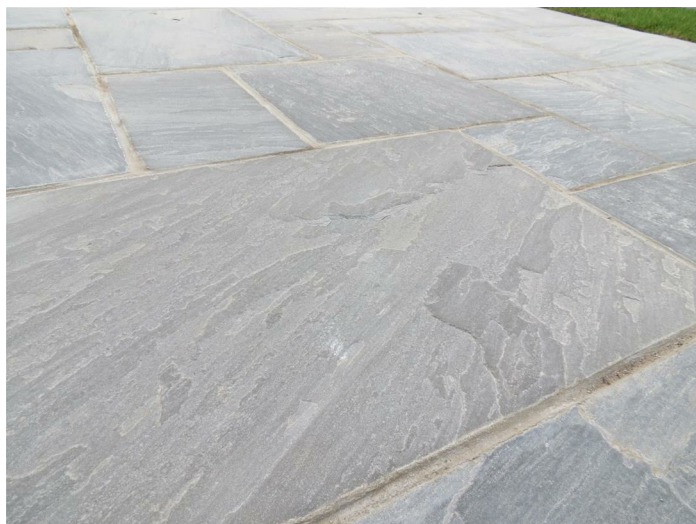
Outside



Set back behind a Cornish stone wall a wonderful bricked paved driveway for numerous vehicles. The large level lawned garden to the rear is also enclosed fence panelling, and will enjoy a great deal of sun throughout the day and into the evening. There will be a large flagstone paved patio area.

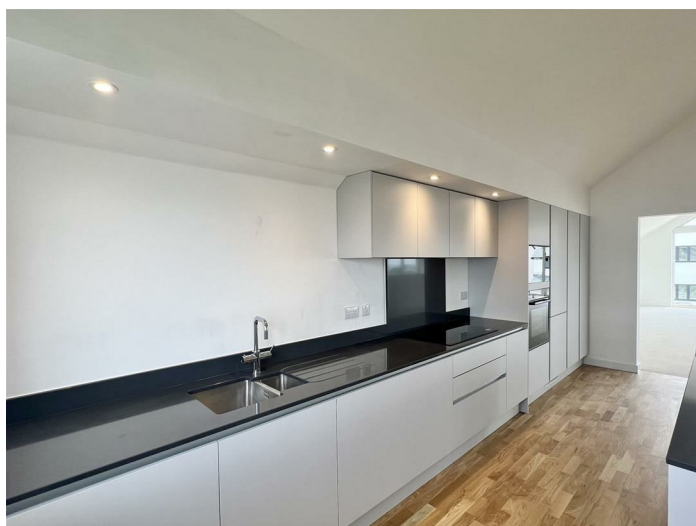


AGENTS NOTE



Photo's are to show the quality finish as example from previous finished home, and garden sizes may differ from what is shown. Site plan shown may vary.

DEVELOPERS SPECIFICATION:



Downstairs underfloor heating with radiators to the first floor.
Smart home controls installed to control the heating and lighting.
Floor coverings included.
Choice of kitchen colours.
Choice of work surface colour.
Choice of tiles.
Electric garage doors.
NHBC Certificate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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